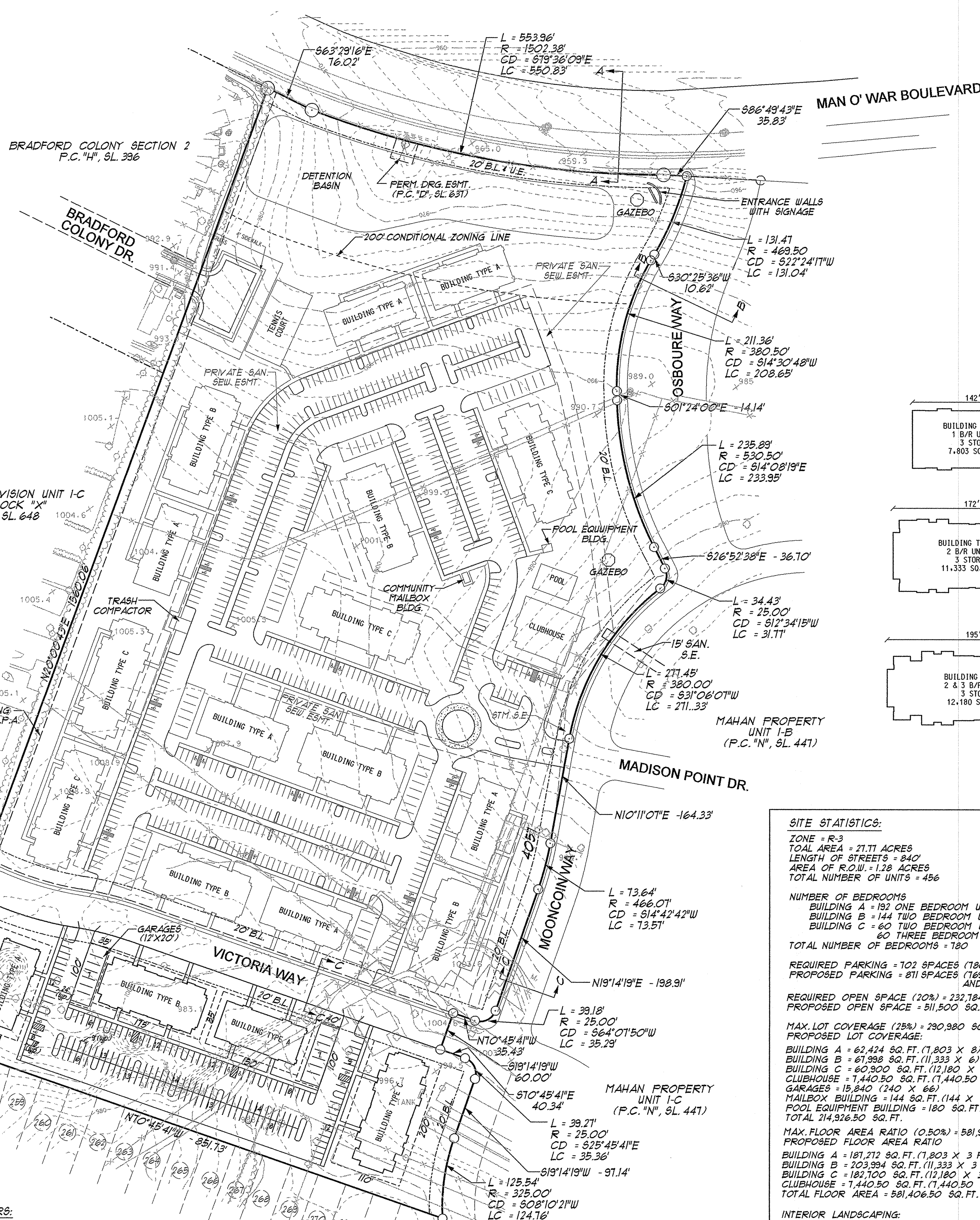


SOURCE OF CONTOURS:
AERIAL MAPPING PROVIDED
BY PHOTO SCIENCE

MAHAN PROPERTY
(FUTURE DEVELOPMENT)



OWNER/DEVELOPER
RML CONSTRUCTION
3609 WALDEN DRIVE
LEXINGTON, KY. 40517
(859) 268-1191

PLANNING COMMISSION CERTIFICATION

I do hereby certify that this plan was approved by the Urban-County
Planning Commission at its meeting held on 10/20/09;

Secretary

OWNERS CERTIFICATION

I (we) do hereby certify that I am (we are) the sole owner(s) of record of the property shown hereon, do fully agree to all graphic and textual representations shown hereon, and do hereby adopt this as my (our) plan for this property.

Name	Company
------	---------

<i>Signature</i>	<i>Address</i>
------------------	----------------

NOTES

- 1) THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
- 2) THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
- 3) ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
- 4) NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 20 OF THE ZONING ORDINANCE RESOLUTION.
- 5) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY EROSION COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
- 6) LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE RESOLUTION, ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND THE TREE PRESERVATION ORDINANCE. TREE SITES TO BE SELECTED FROM L.F.U.C.G. PLANTING MANUAL'S APPROVED LIST.
- 7) THERE SHALL BE NO ACCESS TO MAN O'WAR BOULEVARD OTHER THAN THOSE SHOWN ON THIS PLAN.
- 8) THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION BASIN AREAS.
- 9) STORM WATER MANAGEMENT AND SANITARY SEWERS SHALL COMPLY WITH LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT ENGINEERING MANUALS.
- 10) THE LOCATION OF ADDITIONAL FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS (FDC) AS REQUIRED, SHALL BE APPROVED BY THE WATER CONTROL OFFICE OF THE LEXINGTON FIRE DEPARTMENT.
- 11) THERE SHALL BE NO DEVELOPMENT OF THIS PROPERTY UNTIL THE PLANNING COMMISSION APPROVES A FINAL DEVELOPMENT PLAN.
- 12) EROSION IS PROVIDED ON-SITE.
- 13) SIGNAGE FOR THE DEVELOPMENT SHALL BE LIMITED TO 32 SQUARE FEET AND SHALL BE LOCATED ON THE ENTRANCE WALL.

CONDITIONAL ZONING RESTRICTIONS:

WITHIN 200 FEET OF THE RIGHT-OF-WAY OF MAN O'WAR BOULEVARD, THERE SHALL BE NO RESIDENTIAL DWELLING UNITS DEVELOPED IN SUCH A WAY THAT THE REAR OF THE STRUCTURE ABUTS OR FACES MAN O'WAR BOULEVARD.

TREE PROTECTION PLAN NOTES:

1. TREE PROTECTION AREAS (TPA) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE DRUPLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA - NO ENTRY". ALL OTHERS SHALL BE PROHIBITED BY THE URBAN FORESTER (U.F.) SHALL BE OBTAINED PRIOR TO ISSUANCE OF BUILDING PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE U.F. SHALL BE NOTIFIED IMMEDIATELY BY THE OWNER OF THE PROJECT AND NOT BE MOVED WITHOUT PRIOR PERMISSION FROM THE U.F. NO TREE REMOVAL, GRUBBING OR CLEARING IN THE T.P.A. SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE U.F.
2. ALL OTHER REQUIRED TREES SHALL COMPLY WITH THE L.U.F.C. STANDARD. ANY OTHER TREES SHALL BE PLANTED WITHIN A MINIMUM OF 10 FEET FROM BUILDINGS. TREES SHALL BE PROTECTED WITH ROOT EXPOSURE BASINETS MUST FIRST CALL KENTUCKY UNDERGROUND "CALL-BEFORE-YOU-DIG", 1-800-187-6001.
3. THE SOILS IN THE AREA OF THE SITE ARE M15B AS PER THE SOIL SURVEY FOR FARM CROPS AND FOREST SOOY SERIES FOR THE U.S.A. DEPARTMENT OF AGRICULTURE (ISSUED 1968).
4. THE TREE TYPES FOR THIS SITE INCLUDE ACER, CELTIS, CERCIS, ILEX, QUERCUS, ROBINIA, TSUDA, & ULMUS.

TREE PROTECTION STATISTICS:

SITE AREA = 27.11 ACRES
REQUIRED TREE CANOPY AREA (30%) = 8.33 ACRES
EXISTING TREE CANOPY COVERAGE = 0.91 ACRES
PROPOSED STREET TREES 91 X 180 S.F. = 72,180 S.F. (1.61 ACRES)
* LARGE TREES
ADDITIONAL TREES 334 X 150 S.F. = 250,500 S.F. (5.75 ACRES)
* LARGE TREES
(TO BE PLANTED THROUGHOUT SITE)
PROPOSED TREE CANOPY COVERAGE = 8.33 ACRES

TREE INVENTORY MAP:

EXISTING SOIL TYPES: MAURY SILT LOAM, HUNTINGTON SILT LOAM
AND MCAFFEE SILTY CLAY LOAM.

TREE SPECIES: CHERRY, HACKBERRY, LOCUST, MAPLE, OAK, SWEETGUM,
SYCAMORE AND SHRUB.

EXISTING TREE CANOPY: 0.31 ACRES

PURPOSE OF AMENDMENT:

ADD 5.66 ACRES AND 4 APARTMENT BUILDINGS,
(96 UNITS.)

S. J. Pantano, PLLC

 CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 1501 W. 111th Street
 Des Moines, IA 50319

AMENDED FINAL DEVELOPMENT PLAN

MAHAN PROPERTY
LOT 1, APARTMENTS
4057 MOONCOIN WAY

DRAWN _____
DATE 09/11/09
CHECKED _____
REVISED _____

SHEET

1